124.0	0002	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,494,000 / 1,494,000
					USE VALUE:	1,494,000 / 1,494,000
					ASSESSED:	1,494,000 / 1,494,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHARER RYAN L & WHITNEY E
Owner 2:	
Owner 3:	
Street 1:	20 JASON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PAYRE DENIS & -
Owner 2:	PAYRE CAROLINE -
Street 1:	20 JASON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 16,522 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Clapboard Exterior and 3012 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	16522.000	669,900		824,100	1,494,000
Total Card	0.379	669,900		824,100	1,494,000
Total Parcel	0.379	669,900		824,100	1,494,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 496.03 | /Parcel: 496.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 79818
GIS Ref:
GIS Ref:
Insp Date: 11/29/17

!9626!

PREVIOUS ASSESSMENT

Parcel ID: 124.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	677,200	0	16,522.	824,100	1,501,300	1,501,300	Year End Roll	12/18/2019
2019	101	FV	493,600	0	16,522.	869,900	1,363,500	1,363,500	Year End Roll	1/3/2019
2018	101	FV	483,100	0	16,522.	641,000	1,124,100	1,124,100	Year End Roll	12/20/2017
2017	101	FV	467,800	0	16,522.	613,500	1,081,300	1,081,300	Year End Roll	1/3/2017
2016	101	FV	467,200	0	16,522.	567,700	1,034,900	1,034,900	Year End	1/4/2016
2015	101	FV	441,500	0	16,522.	476,100	917,600	917,600	Year End Roll	12/11/2014
2014	101	FV	441,500	0	16,522.	465,200	906,700	906,700	Year End Roll	12/16/2013
2013	101	FV	441,500	0	16,522.	443,200	884,700	884,700		12/13/2012

PRINT

Date	Time
12/11/20	00:04:36

LAST REV

Date	Time
05/09/19	14:40:00
jorourke	
9626	

USER DEFINED

Prior Id # 1:	79818
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAYRE DENIS &,	71934-574	1	11/26/2018		1,750,000	No	No		
GIANOTTI TRACY,	68215-234		10/17/2016		1,385,000	No	No		
KHAN TOSEEF,	56452-96		2/11/2011	Convenience	1	No	No		
GRADY SHANE G,	54733-351		5/24/2010		862,500	No	No		
KNACK MARY LOU	30065-45		4/26/1999		497,000	No	No		
FREY DANIEL/ETA	27219-388		4/17/1997		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/30/2017	1126	Add Bath	27,800	C				
2/24/2017	196	Heat App	25,000	C				HVAC
4/4/2012	319	Renovate	79,000					renovate existing
3/1/2001	137	Alterati	50,000	C				RESTORE EXTERIOR

ACTIVITY INFORMATION

Date	Result	By	Name
5/9/2019	SQ Returned	JO	Jenny O
11/29/2017	Inspected	BS	Barbara S
11/24/2017	MEAS&NOTICE	HS	Hanne S
3/7/2017	SQ Returned	MM	Mary M
6/6/2012	Info Fm Prmt	MM	Mary M
3/21/2009	Meas/Inspect	336	PATRIOT
2/10/2009	Measured	336	PATRIOT
1/22/2000	Inspected	263	PATRIOT
12/1/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		16522		Sq. Ft.	Site		0	90.	0.55	10									824,099						824,100	

Total AC/HA: 0.37929 | Total SF/SM: 16522 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 824,099 | Spl Credit | Total: 824,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	25	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	PURPLE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:	1	Rating:	Fair
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.02607441
Const Adj.:	0.99980003
Adj $ / SQ:	133.363
Other Features:	129056
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	751038
Depreciation:	81112
Depreciated Total:	669926

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	4	M
Totals			
1	11	4	

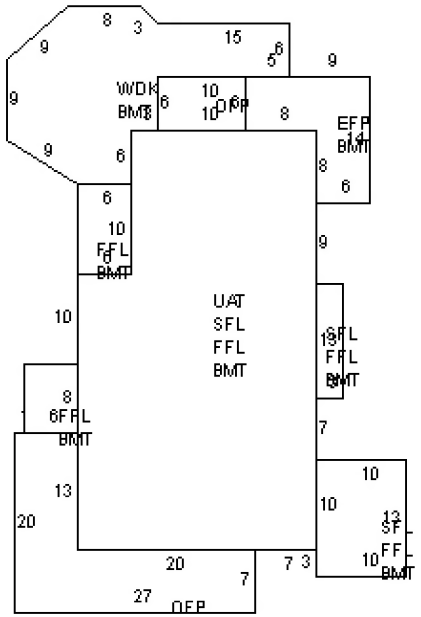
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	161.37
Special Features:	0	Val/Su Net:	113.99
Final Total:	669900	Val/Su SzAd	239.94

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,951	40.010	78,057
FFL	First Floor	1,450	133.360	193,376
SFL	Second Floor	1,342	133.360	178,973
WDK	Deck	369	8.710	3,213
OFP	Open Porch	340	21.350	7,259
UAT	Upper Attic	293	83.350	24,443
EFP	Enclos Porch	132	47.840	6,315

	Net Sketched Area:	5,877		Total:	491,636
Size Ad	2792	Gross Are	6757	FinArea	3012

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	75		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

124.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	